



[a] View from Restaurant Row to Post Plaza

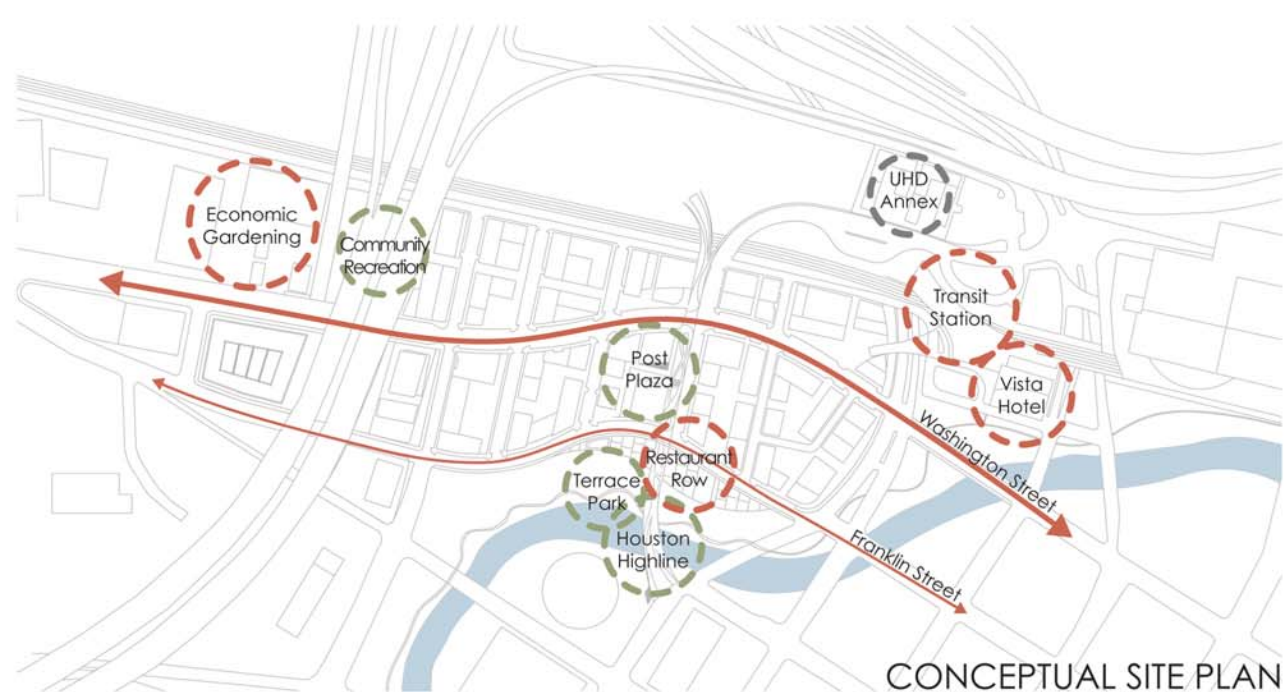


[b] View from Buffalo Bayou to Restaurant Row and the Houston Highline



[b] View from the Houston Highline across the Bayou to The Hill

THE HILL at Houston is a new downtown district that provides neighborhood comforts with downtown connections. The district is rooted in the concept of THE HILL. The terracing of the landscape begins at the bayou and continues with the architectural infrastructure moving north through the site. This sloping design capitalizes on the north and maximizes passive ventilation opportunities. THE HILL is informed by a dynamic set of interventions creating a regional destination and a new downtown neighborhood. These key components include, Post Plaza, The Houston Highline, Restaurant Row, Terrace Park, and The Multimodal Transit Center.



PROGRAM

- 01. Recreation Fields
- 02. Stormwater Management Zone
- 03. Noise Reducing Berm
- 04. Permeable Surface Parking
- 05. Energy Park Outdoor Fitness
- 06. Community Fitness Center
- 07. Laundromat
- 08. Pedestrian Bridge to Light Rail
- 09. Pedestrian Bridge to Light Rail
- 10. Light Rail Stop
- 11. Day Care
- 12. Playground
- 13. Community Pool
- 14. Existing Buxton Plaza
- 15. Post Plaza
- 16. Community Garden
- 17. Dog Park
- 18. Parkview Grill
- 19. Goode Company B&Q
- 20. Buffalo Bayou Brewing Co
- 21. Terrace Park on the Bayou
- 22. Biking and Walking trails
- 23. Mixed-income Housing

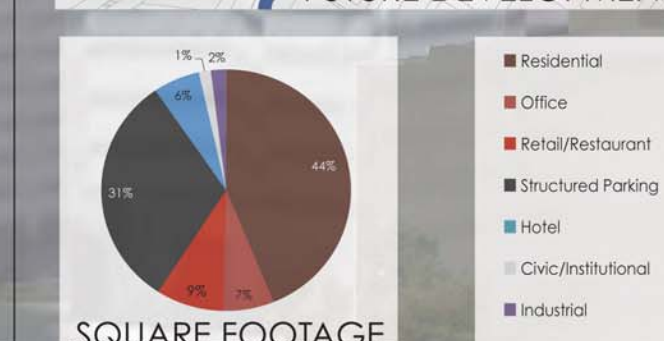


PHASING

Land Use	Units	SF	% of Phase
PHASE 0			
Land Purchase, Site Clearance, Houston Highline, Post Preservation			
PHASE 1			
Residential	226	283,094	
Office	-	37,366	
Retail/Restaurant	-	152,917	
Parking	789	205,929	
Civic/Institutional	-	5,130	
Green Space	-	Post Plaza	
PHASE 2			
Residential	457*	572,130	
Office	-	3,748	
Retail/Restaurant	-	33,549	
Parking	1,034	283,975	
Green Space	-	Dog Park, Community Garden	
PHASE 3			
Residential	440*	549,813	
Hotel	225	140,018	
Civic/Institutional	-	35,769	
Parking	1,113	290,510	
Green Space	-	Energy Park	
PHASE 4			
Land Use	Units	SF	% of Phase
Office	30,452		
Retail/Restaurant	12,438		
Industrial	45,717		
Green Space	-	Northside Recreational Area	

FINANCIAL SNAPSHOT

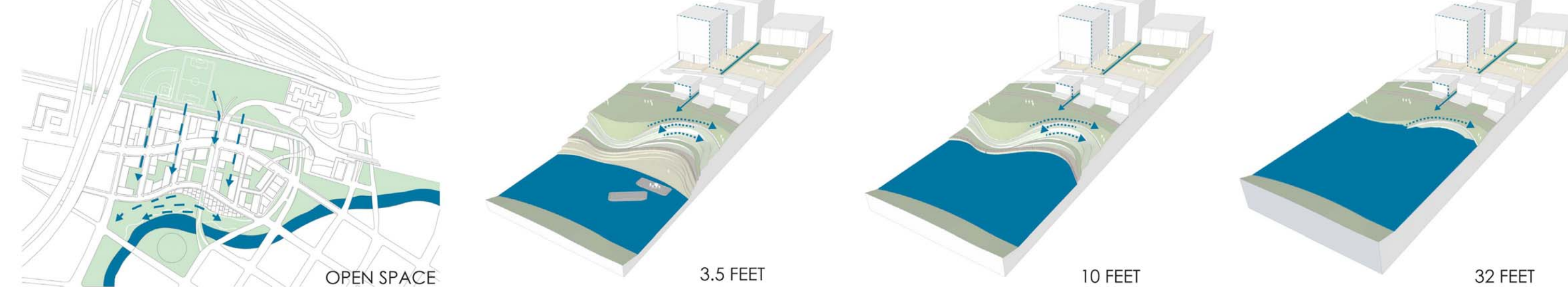
Current Site Value	\$116,026,781
Total Development Costs (Hard + Soft)	\$453,389,202
Projected Site Value (2022)	\$856,223,011
Reversionary Cap Rate (Blended)	7.1%
Net Present Value (8% Discount Rate)	\$156,976,418
Leveraged IRR	16.5%
Unleveraged IRR	11.9%



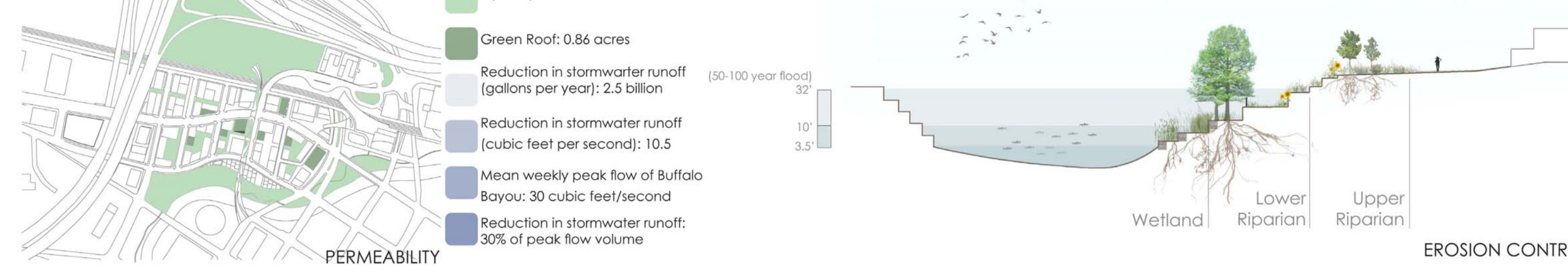
WATERSHED

Native, flood-resistant riparian vegetation and trees consistent with the Buffalo Bayou Partnership's Vegetation Management Plan improve the performance of the Hill's green spaces by protecting soil from the energy of the rain, stabilizing soil with deep root systems, and improving wildlife habitat. Wetlands improve water quality by trapping sediments and retaining excess nutrients and other pollutants such as heavy metals.

FLOOD MANAGEMENT

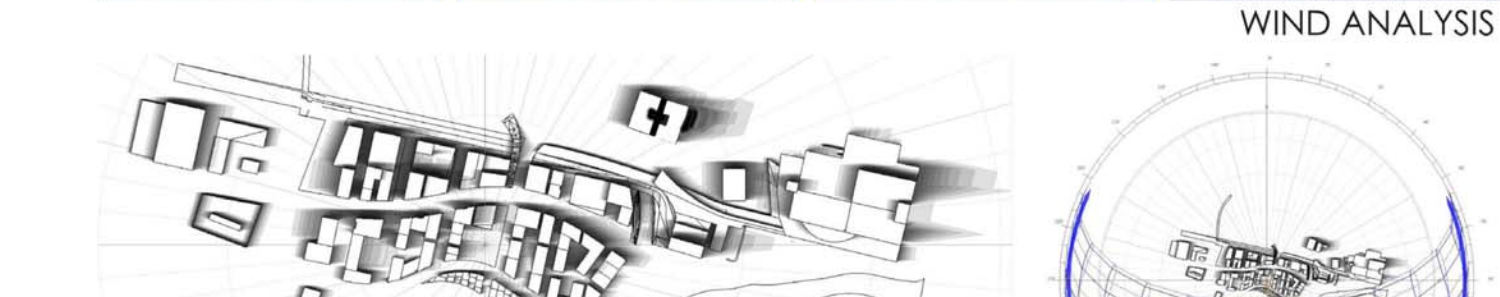
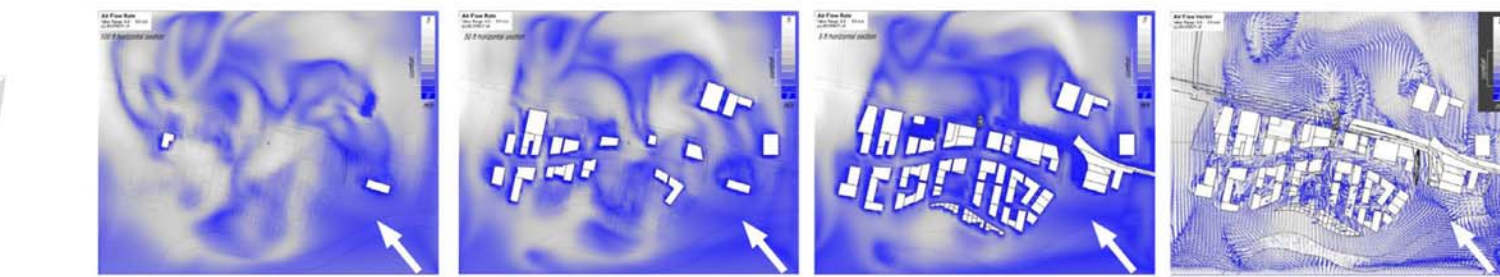


EROSION CONTROL



MICROCLIMATE

The Hill creates a new urban microclimate in Houston by maximizing shadow coverage and wind infiltration through the design of carefully articulated open space. Detailed climatic studies were conducted to determine optimal site design based on climatic comfort goals.



CONNECTIONS

The Hill is conveniently accessible by pedestrians, cars, buses, and trains. The Houston Highline acts as a pedestrian gateway that connects downtown cultural and historic districts with this live-work-play community. A newly organized street grid provides greater vehicular connectivity from the highway ramps to the east and to the historic neighborhoods to the west and north. The transit center serves as the connecting point to light rail, commuter rail, high-speed rail, and Amtrak.

